



Alpha Realty

Investment Sales

2302 Beaumont Ave, Bronx, NY 10458

Belmont

4-Story Building | 13 Apartments | 12,325 SF

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2302 Beaumont Ave, Bronx, NY 10458

Between E 183rd Street & E 187th Street

4-Story Building | 13 Apartments | 12,325 SF

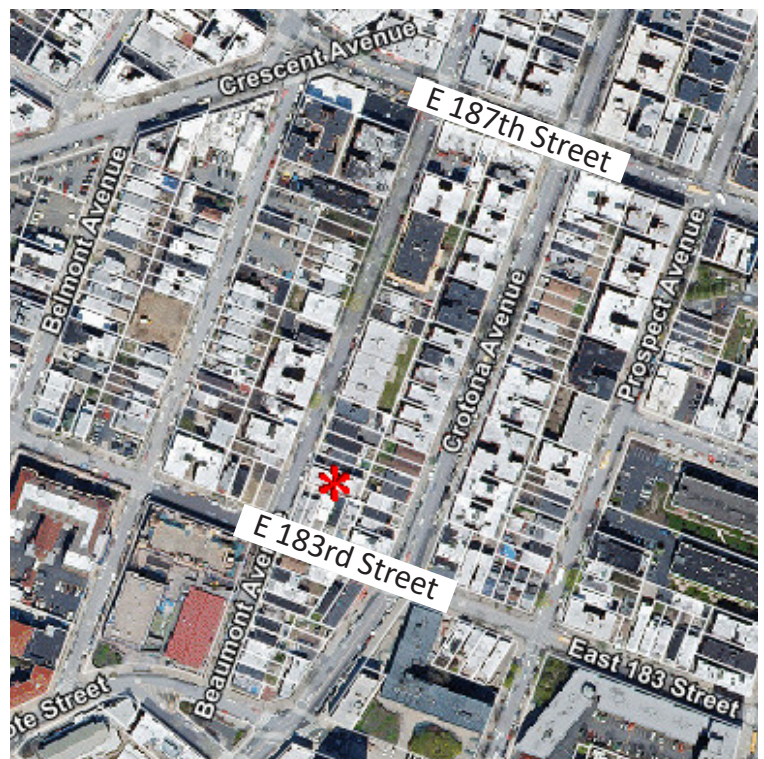
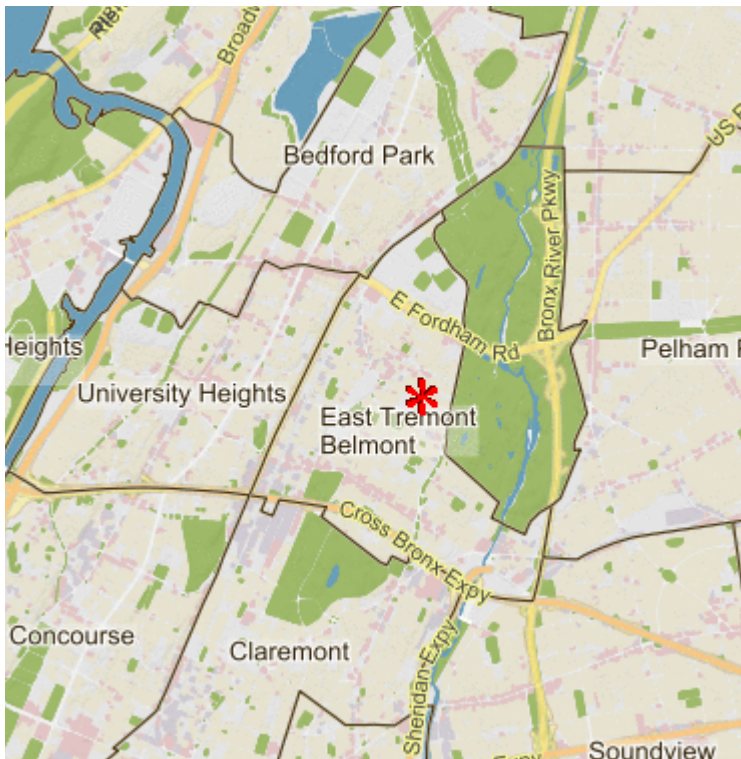
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Investment Sales



PROPERTY OVERVIEW

Neighborhood	Belmont
Block/Lot	03103/0003
Lot Size	37.42' X 100'
Building Size	37.42' X 89'
Building SF	12,325 SF
Building Type	4-story/Walk-up
Total Apartments	13
Layouts	6/4, 4/5, 3/6
Total Rooms	62
Zoning	R7-1
FAR (built/allowed)	3.29/3.44
Taxes (26/27)	\$47,075
HPD Violations	4/A, 24/B, 23/C
Year Built	1931



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FINANCIAL OVERVIEW

INCOME:

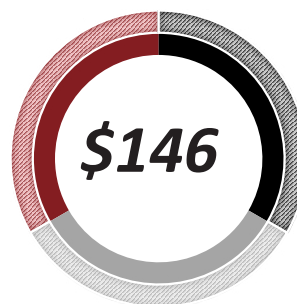
APARTMENTS (13 units)	\$	297,223
VACANCY/CREDIT LOSS	\$	(5,944)
EFFECTIVE GROSS INCOME	\$	291,279

ESTIMATED EXPENSES:

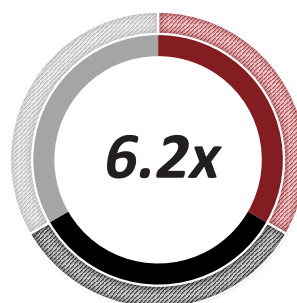
TAXES (26/27)	\$	47,075
WATER & SEWER	\$	9,350
PAYROLL	\$	6,000
HEATING	\$	12,100
MANAGEMENT FEE (3%)	\$	8,738
ELECTRIC	\$	1,970
INSURANCE	\$	11,050
REPAIRS, MAINTENANCE & MISC	\$	5,000
TOTAL EXPENSES	\$	101,283

NET OPERATING INCOME	\$	189,995
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METRICS



PRICE/SF



GRM



CAP RATE

INVESTMENT HIGHLIGHTS

- 4-story walk-up building consisting of 13 apartments
- Well-maintained building in great condition
- The property is located in the Belmont section of the Bronx, near shopping, dining and entertainment options
- Near the 182nd Street Station (**B** **D** trains)

\$1,800,000

ASKING PRICE

\$146

\$/SF

6.2X

GRM

10.6%

CAP



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